

Quan Pham DDS
3600 Cambridge st#1
Las Vegas NV 89169
(702) 327-6685

Friday, March 30, 2007

TO WHOM IT MAY CONCERN
PLANNING AND DEVELOPMENT DEPARTMENT

Propose use of a vacant lot at 2413 Pardee Place Las Vegas. Parcel #: 162-02-410-118
I am the owner of the empty land and plan to build a dental office in this 9000 sqf lot. I have been practicing dentistry for five years in Las Vegas (office at Twain and Cambridge). I am going to move my practice to the new place if the building is approved. The area around Sahara, Twain, Maryland Parkway does not have enough dental offices or any new dental office. The new dental office at Pardee and Sahara would serve large population of Medicaid patients who usually do not have convenient transportation means.

With new equipments and modern office, I would offer more treatments available so patients in the neighborhood would not have to travel far to have their dental services. The brand new building and pleasing landscape would gradually attract new investors to either remodel their buildings or build new ones along Sahara Ave. It in turn would transform East Sahara to be a much nicer part of town.

I propose to build one story 1845 sqf dental office. The appointments usually have about 3 to 4 patients in one hour. I do not think traffic and noise would be the issues for the neighbors.

Thank for your attention

Sincerely,



Dr: Pham

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The proposal:

The proposal is to construct a single storey dental clinic with a total area of 1845 square feet which consists the following –

- 5 operating rooms
- 1 doctor's office
- 2 water closets
- storage/files room
- sterilized room
- reception area
- waiting area
- 10 car spaces for a dentist, a receptionist and patients.
- 6' high fence is proposed along Pardee Place and Sahara Avenue.
- Neon sign is located at the corner of Pardee Place and Sahara Avenue.

The proposed dental clinic will have direct access for motorists via a double vehicle crossing along Pardee Place. A small gate will also be provided along Sahara Avenue.

Operation hours:

Monday – Friday: 9:00am – 6:00pm
Saturday – Sunday: 9:00am – 3:00pm (by appointment only)

The proposed building is located at 63'8" from the front title boundary (Pardee Place) which is further than as required under Chapter 19.08 Development Standards. The proposed frontage setback will allow the following advantages -

- to maximize the land use by providing more office area and number of parking spaces.
- to provide parking area in front of the proposed building, thus reducing noise impacts onto the adjoining dwellings.
- the proposed location of parking area will provide accessible from and/or to the subject site.

The proposal also applies to waive the requirement for the width of landscape buffer in which it should be 15 feet from Pardee Place and Sahara Avenue and 8 feet from the rear and side boundaries. Due to the size of the subject land, the proposed 5 feet wide landscape buffer will provide adequate area for landscaping.

I await for your approval at your earliest convenience.

Should you require further information, please do not hesitate to make contact on the above-mentioned numbers.

Kind regards,

Quan Pham D.D.S.



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Las Vegas 89169
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Cell: 702 327 6685

Michael Howe
Department of Planning and Development
City of Las Vegas

Dear Mr. Howe,

RE: PROPOSED DENTAL CLINIC AT #2416 PARDEE PLACE, LAS VEGAS

Please find enclosed four (4) copies of the architectural plans for the above-mentioned work.

I wish to apply for the following –

1. to change the use of the subject land from Medium-Low Density Residential (R2) to construct a single storey dental clinic.
2. to waive for the placement of the proposed building from the front boundary (Pardee Place).
3. to waive for the required widths of the landscape buffer along the Pardee Place and Sahara Avenue boundaries and along the side and rear boundaries.

Supporting information:

Existing site conditions:

The subject site is a vacant land which is within the R-2 District. The site is located at the corner of Pardee Place and Sahara Avenue with a frontage of 73'9" and depth of 121'3" which constitutes an overall lot area of 8,930 square feet.

The adjoining properties abut the side and rear boundaries of the subject site are single storey dwelling. An office building is directly opposite the subject site along Pardee Parade. On the other side of Sahara Avenue is a row of three level multi-attached residential buildings.



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